

04 APR 13 AM 11:28



After recording return to:
~~American Exchange Services, Inc.~~
AES
American Exchange Services
320 Church Street NE
Salem, OR 97301
Until a change is requested all tax statements
shall be sent to the following address:
American Exchange Services, Inc.

File No.: 7021-340189 (SAC)
Date: March 22, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 21236

State of Oregon, County of Klamath
Recorded 04/13/2004 11:28 AM
Vol M04 Pg 21236-38
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Norma Jean Bennett and Christina Smith, Trustees under agreement dated July 22, 1976, Grantor, conveys and warrants to American Exchange Services, Inc., an Oregon Corporation, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 5 in Block 5 Dixon Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$14,000.00**. (Here comply with requirements of ORS 93.030)

311

21237

APN: 374785

Statutory Warranty Deed
- continued

File No.: 7021-340189 (SAC)
Date: 03/22/2004

Norma Jean Bennett and Christina Smith,
Trustees under agreement dated July 22,
1976

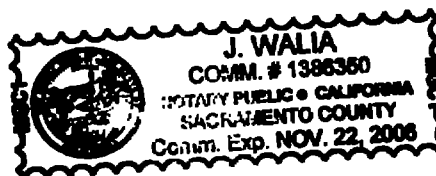
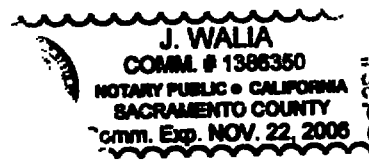
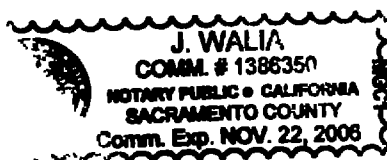
Norma Jean Bennett
Norma Jean Bennett, Trustee

Christina Smith 4/8/04
Christina Smith, Trustee

STATE OF California)
Oregon) ss.
County of Sacramento)

This Instrument was acknowledged before me on this 9th day of April, 2004
by as of Norma Jean Bennett and Christina Smith, Trustees under agreement dated July 22, 1976, on
behalf of the .

J. Walia
Notary Public for California
My commission expires: Nov. 22, 2006



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

ALAMEDA

} ss.

On APRIL 8TH, 2004 before me, HADI HEGAB NOTARY PUBLIC

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared CHRISTINA SMITH

Name(s) of Signer(s)

☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

HADI HEGAB

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEEDDocument Date: APRIL 8TH, 2004 Number of Pages: TWO

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Top of thumb here

